141.0	0007	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,200 /	786,200
					USE VALUE:	786,200 /	786,200
					ASSESSED:	786,200 /	786,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEITHEISER CHRISTOPHER J &	
Owner 2:	WANG LISA	
Owner 3:		
Street 1:	79 WALNUT STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	STANZEL ROBERT P -
Owner 2:	-
Street 1:	79 WALNUT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,371 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 2032 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7371.000	336,700	700	448,800	786,200
Total Card	0.169	336,700	700	448,800	786,200
Total Parcel	0.169	336,700	700	448,800	786,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.91 | /Parcel: 386.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 91108

GIS Ref

GIS Ref

Insp Date 03/09/18

!10939!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,700	700	7,371.	448,800	786,200	786,200	Year End Roll	12/18/2019
2019	101	FV	264,100	700	7,371.	448,800	713,600	713,600	Year End Roll	1/3/2019
2018	101	FV	264,100	700	7,371.	397,500	662,300	662,300	Year End Roll	12/20/2017
2017	101	FV	264,100	700	7,371.	333,400	598,200	598,200	Year End Roll	1/3/2017
2016	101	FV	222,400	700	7,371.	333,400	556,500	556,500	Year End	1/4/2016
2015	101	FV	209,500	700	7,371.	288,500	498,700	498,700	Year End Roll	12/11/2014
2014	101	FV	209,500	700	7,371.	278,900	489,100	489,100	Year End Roll	12/16/2013
2013	101	FV	209,500	700	7,371.	265,400	475,600	475,600		12/13/2012

PRINT

Date	Time
12/11/20	01:10:25

LAST REV

Date	Time
03/27/19	14:30:38
danam	
10939	

USER DEFINED

Prior Id # 1:	91108
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANZEL ROBERT	66279-88		10/26/2015		755,000	No	No		
CAMPBELL JOHN L	26588-171		8/16/1996		239,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2018	1694	Alterati	3,573	C				
9/20/2013	1410	Manual	7,627	C				
8/23/2010	1022	Manual	29,918					3.87KW SOLAR ELEC
6/18/2009	496	New Wind	25,481					
10/17/2007	953	Addition	118,000			G9	GR FY09	dormer
7/15/2004	625	Redo Bat	5,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
1/23/2014	Info Fm Prmt	EMK	Ellen K
3/23/2011	Info Fm Prmt	BR	B Rossignol
11/14/2008	Meas/Inspect	189	PATRIOT
4/1/2005	Permit Visit	BR	B Rossignol
2/27/2004	OWNR INFO	BR	B Rossignol
1/12/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7371		Sq. Ft.	Site		0	70.	0.87	8									448,791						448,800	

Total AC/HA: 0.16921 | Total SF/SM: 7371 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,791 | Spl Credit | Total: 448,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30624998
Const Adj.:	0.99989998
Adj $ / SQ:	137.143
Other Features:	105378
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377460
Depreciation:	40766
Depreciated Total:	336694

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

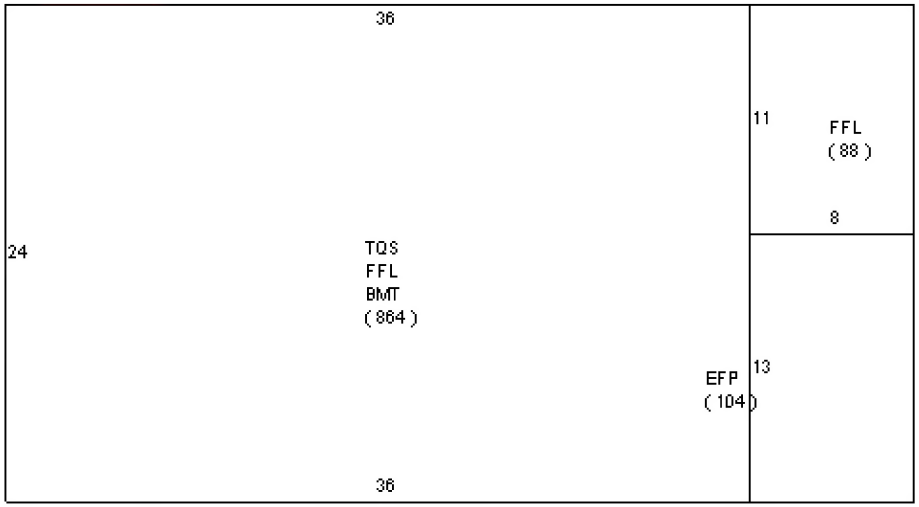
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	137.14
Special Features:	0	Val/Su Net:	131.11
Final Total:	336700	Val/Su SzAd	210.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	137.140	130,560
BMT	Basement	864	54.510	47,100
TQS	3/4 Story	648	137.140	88,868
EFP	Enclos Porch	104	53.400	5,553

Net Sketched Area:	2,568		Total:	272,081	
Size Ad	1600	Gross Are	2784	FinArea	2032

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X12	A	AV	2004	4.33	T	12	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700